

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
AND RECORD OF ACTION**

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August 5, 2003

**FROM:**           **DAVID H. SLAUGHTER**, Director  
Real Estate Services Department

**KEN A. MILLER**, Director  
Department of Public Works – Regional Parks Division

**SUBJECT:**       **REGIONAL PARKS PROPERTY – BALDWIN LAKE**

**RECOMMENDATIONS:**

1. Determine Regional Parks Division (RPD) property (a portion of Lot "V" behind APN 0314-134-46 through 52 and 59) consisting of 1,600 square feet is no longer necessary for County or other public purposes, as authorized by Government Code Section 25526.5.
2. Execute the deed to convey County property to John and Nancy Sanford (Buyers) upon payment of the appraised value of \$1,160.

**BACKGROUND INFORMATION:** On April 7, 1986, the Board authorized the Real Estate Services Department (RES D) to begin a program designed to eventually return County-owned property in the Baldwin Lake area to private ownership. The parcels were originally acquired for use as a regional park site; however, plans to create a regional park on these parcels were abandoned. On December 11, 1989, the Board authorized RES D to deviate from County Policy 11-12 (now 8-18). This allows staff to make direct sales of parcels to interested persons without having to hold a public auction. The Buyers contacted the County about acquiring these parcels and agreed to purchase them at market value as determined by an appraisal performed by a RES D staff appraiser.

Lot "V" is one of several alleys located between the interior lots included in the original subdivision map (Tract No. 1973, Lakeland Tract). These alleys were designed to protect owners from becoming landlocked. In the area of Lot "V", no owner will be landlocked as a result of this sale of a portion of Lot "V". The balance of Lot "V", as well as other alleys, is being offered to adjacent owners; however, sales will be made only after careful review to ensure no parcels will become landlocked as a result of such sales.

**REVIEW BY OTHERS:** This item has been reviewed by County Counsel (Rex A. Hinesley, Chief Deputy County Counsel) on July 21, 2003; the Department of Public Works (Tom Potter, Chief of Regional Parks) on July 21, 2003; and the County Administrative Office (Daniel R. Kopp and Tom Forster, Administrative Analysts) on July 28, 2003.

**FINANCIAL IMPACT:** Regional Parks (SPR CCR) will receive proceeds of \$1,160 from sale of this property.

**SUPERVISORIAL DISTRICT:** Third

**PRESENTER:** David H. Slaughter, Director, 7-7813

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Record of Action of the Board of Supervisors

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